

<p>Attorney or Party Name, Address, Telephone &amp; FAX Nos., State Bar No. &amp; Email Address</p> <p>David M. Reeder, Esq. (California State Bar No. 133150) Valensi Rose, PLC 1888 Century Park East, Ste. 1100 Los Angeles, CA 90067 Telephone: (310) 277-8011 Fax: (310) 277-1706 Email: dmr@vrmlaw.com</p> <p><input type="checkbox"/> <i>Individual appearing without attorney</i> <input checked="" type="checkbox"/> <i>Attorney for: Monge Property Investments, Inc.</i></p>	<p>FOR COURT USE ONLY</p>
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**UNITED STATES BANKRUPTCY COURT  
CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION**

In re:	CASE NO.: 2:12-bk-29275-TD
MONGE PROPERTY INVESTMENTS, INC.,	CHAPTER: 7
	<b>NOTICE OF SALE OF ESTATE PROPERTY</b>
Debtor(s).	

<b>Sale Date:</b>	<b>Time:</b>
<b>Location:</b> United States Bankruptcy Court, Courtroom 1345, 255 E. Temple St., Los Angeles, California	

**Type of Sale:** ☒ Public ☐ Private **Last date to file objections:** 06/24/2015

**Description of property to be sold:**

Industrial land located at 910 North San Fernando Road, Los Angeles, California

**Terms and conditions of sale:**

Subject to overbid by a qualified overbidder. Minimum starting overbid \$1,050,000. See Exhibit "1".

**Proposed sale price: \$ 1,000,000.00**

This form is mandatory. It has been approved for use in the United States Bankruptcy Court for the Central District of California.

**Overbid procedure (if any):** The overbid terms, overbid protection, and break-up fee are attached hereto as Exhibit "1".

**If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:**

Date: July 8, 2015

Time: 2:00 p.m.

Location: United States Bankruptcy Court, Courtroom 1345, 255 E. Temple Street, Los Angeles, California

**Contact person for potential bidders (include name, address, telephone, fax and/or email address):**

David M. Reeder, Esq.

Valensi Rose, PLC

1888 Century Park East, Ste. 1100

Los Angeles, CA 90067

Telephone: (310) 277-8011

Fax: (310) 277-1706

Email: dmr@vrmlaw.com

Date: 06/18/2015

## EXHIBIT " 1 "

In re Monge Property Investments, Inc., United States Bankruptcy Court, Central District of California, Los Angeles Division, Case No. 2:12-bk-29275-TD; Notice of Sale of Estate Property – 910 North San Fernando Road, Los Angeles, California

**OVERBID PROCEDURES**

1. The sale of the San Fernando Road Property is subject to overbid by a qualified overbidder (“Qualified Overbidder”). The overbid terms, overbid protection, and break-up fee shall be as follows:
  - a. The minimum overbid will be in the amount of \$1,050,000. Subsequent bids will be in minimum increments of \$10,000.
  - b. In order to be designated as a Qualified Overbidder, persons wishing to bid on the San Fernando Road Property must provide the following by 3:00 p.m. on the second calendar day prior to the hearing on the sale of the San Fernando Road Property at the offices of Valensi Rose, PLC, 1888 Century Park East, Suite 1100, Los Angeles, California 90067:
    - 1) A cashier’s check in the amount equal to the deposit paid by Purchaser, \$25,000, regarding the purchase of the San Fernando Road Property.
    - 2) Financial data satisfactory to MPI showing that the potential overbidder would be able to close the purchase of the San Fernando Road Property. This must be in the form of an unconditional loan commitment in a form acceptable to MPI, or financial data showing liquid assets sufficient to close the purchase without any financing contingency or any other contingency.
  - c. In the event that Purchaser is not the successful bidder, and a Qualified Overbidder purchases the San Fernando Road Property, and actually closes escrow, Purchaser shall receive a “break-up fee” of \$5,000, paid directly to Purchaser at the time of the closing of the sale.
  - d. In the event that Purchaser is not the successful bidder, the Purchaser’s deposit shall be refunded in full, unless the Purchaser agrees, at the hearing, to be back-up bidder for the San Fernando Road Property, at an amount equal to her last bid regarding the San Fernando Road Property, in the event that the

successful overbidder does not close escrow. In that event, if the successful overbidder closes escrow on the San Fernando Road Property, Purchaser shall receive her deposit, and her break-up fee, upon the close of escrow.

2. Overbids will not be contingent on any inspection of the San Fernando Road Property by or due diligence by an overbidder. Any and all due diligence will have to be completed by the date of the hearing on the sale of the San Fernando Road Property.

3. The terms of the sale of the San Fernando Road Property to an overbidder shall be identical to the terms of the sale agreed to between MPI and the Purchaser, except for the identity of the buyer, and the purchase price.

4. In order for a sale to a Qualified Overbidder to move forward, a Qualified Overbidder, upon being determined to be the successful bidder by the Bankruptcy Court, must execute a Purchase Agreement and addendum thereto, in the same form as that entered into between Debtor-in-Possession and Purchaser, except for the identity of the buyer, and the purchase price.

## PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:

Valensi Rose, PLC 1888 Century Park East, Ste. 1100, Los Angeles, California

A true and correct copy of the foregoing document entitled: **NOTICE OF SALE OF ESTATE PROPERTY** will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

**1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):** Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On *(date)* 06/18/2015, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

☒ Service information continued on attached page

**2. SERVED BY UNITED STATES MAIL:**

On *(date)* \_\_\_\_\_, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

**3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL (state method for each person or entity served):** Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on *(date)* 06/18/2015, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

☒ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

06/18/2015  
*Date*

Jessica L. Evans  
*Printed Name*

/s/ JESSICA L. EVANS  
*Signature*

In re:

**MONGE PROPERTY INVESTMENTS, INC.**

Debtor-in-Possession.

CHAPTER: **11**

CASE NUMBER: 2:12-bk-29275-TD

**SERVICE LIST**

**Served by Electronic Mail**

**Served by Personal Delivery**

- Bradley S  
Beherns ecfcacb@piteduncan.com
- Todd S  
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- United States Trustee  
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- Edward T  
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- Kristi M  
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RCO@ecf.inforuptcy.com

Honorable Thomas B. Donovan  
United States Bankruptcy Court  
Central District of California  
255 E. Temple St., Ste. 1352  
Los Angeles, CA 90012